THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20744-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Beth M. Buck Affiant Subscribed and sworn to before me, this May 16, 2003. Notary Public My Commission Expires: APRIL N. PROVO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE April N. Provo My Commission Expires Sept. 24, 2005 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner: Edith L Glaser 3737 West End Avenue #206 Nashville, TN 37205	**Send Tax Bills To:** Owner	**Tax Information:** Map No.104.09 Parcel No. 206.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven J. Phillips and wife, Susan Z. Phillips**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edith L Glaser** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3737 West End Avenue #206, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 16, 2003.

Steven J. Phillips

Susan Z. Phillips

STATE OF FLORIDA, COUNTY OF PALM BCH SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven J. Phillips and wife, Susan Z. Phillips**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this May 16, 2003.

Notary Public
MARIANELA DP RODRIGUEZ

My Commission Expires: 7-25-05

Davidson County DEEDWARR
Recvd: 05/20/03 12:36 2pgs
Fees:13.00 Taxes:1054.50
20030520-0068679

MARIANELA D.P. RODRIGUEZ
MY COMMISSION # DD 044918
EXPIRES: July 25, 2005
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 206 together with allocated parking spaces No. 3 and Reserved space No. 9, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed, of record in Book 6819, page 210, amended in book 6886, page 662 and Book 6958, page 220, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Steven J. Phillips and wife, Suzan Z. Phillips by deed from Bobette K. Schulman of record in Instrument No. 20011207-0135299, said Register's Office.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s); and
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3) Charter of Incorporation of Westbury Condominium Association of record in Book 6819, page 682, amended in Book 7970, page 553, Register's Office for Davidson County, Tennessee; and
4) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Westbury Condominiums, of record in Book 6819, page 210, amended in Book 6886, page 662; Book 6958, page 220 and Instrument No. 20000606-0055942, Register's Office for Davidson County, Tennessee; and
5) Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.